

**Ravalli County Planning Board**  
**Meeting Minutes for November 15, 2006**  
**3:00 p.m.**  
**Commissioners Meeting Room, 215 S. 4<sup>th</sup> Street, Hamilton, Montana**

**Public Meeting**  
Discussion to Develop the 2007 Work Plan

*This is a summary of the meeting, not a verbatim transcript. A CD of the meeting may be purchased from the Planning Department for \$5.00.*

**1. Call to order**

**Dan** called the meeting to order at 3:12 p.m.

**2. Roll Call** (See Attachment A, Roll Call Sheet)

(A) Members

Mary Lee Bailey (present)  
Dale Brown (present)  
Phil Connelly (present)  
Ben Hillicoss (present)  
Dan Huls (present)  
Maura Murray (present)  
Tori Nobles (present)  
Chip Pigman (absent - excused)  
Tom Ruffatto (absent - excused)  
Les Rutledge (present)  
Lori Schallenberger (absent - excused)

Park Board Representative: Bob Cron (present)

(B) Staff

Afton Clack  
Karen Hughes  
Renee Van Hoven  
Shaun Morrell  
Tristan Riddell

**3. Amendments to the Agenda**

There were none.

**4. Public Meeting**

(A) **Discussion to Develop the 2007 Work Plan**

(i) Open Public Comment

(ii) Close Public Comment

(iii) Board Deliberation

(a) Board Discussion

**Karen** said that perhaps it was time to set up a public meeting between the BCC, Planning Board, and the Planning Department in the public realm to talk about where this County needs to be going and setting some immediate priorities for the planning program. She said that the Planning Department took a stab at figuring out what those goals might be and that everything given to the Planning Board today is a draft. She stated that it was based on some discussions she had with people prior to the election and prior to the citizen mandate to move forward with some sort of zoning. She added that they certainly felt the need to get long range planning activities coordinated better. She stated that they felt it was time to re-evaluate mid-budget year and to get everyone on the same page.

She said for the immediate future we need to work as a whole to substantially improve the County's capacity in programming over the next two to three years and to create a sustainable, comprehensive, and fully staffed planning program for the County. She added that they need to develop Countywide zoning which includes a number of projects that they have started as a subset, such as the Land Use Subcommittee's efforts on Countywide density zoning, the Corvallis area planning and zoning efforts, the Land Use Law Clinic's efforts on the Highway 93 Corridor, the Old Corvallis Road Area 3 implementation project, water course setbacks, and any other zoning issues that fall under that umbrella. She said that would be a primary goal. A full update of the Subdivision Regulations to modernize them to include the best practices for development also needs to be done. She added that they have to, under state law, continue project review even if they do not have the same proposals that they have now with the new zoning in affect. She stated that they still have a number of proposals that need to be reviewed and that the Planning Board needs to figure out what their role is going to be with the subdivision review process. She said that in all likelihood they will probably be dealing with some zoning proposals and perhaps rezoning proposals. She added that the County needs to do an evaluation of our floodplain management program and needs to do some revisions to the regulations to deal with existing issues. She said they need to work on some enforcements provisions and getting adequate training to properly enforce floodplain regulations. She said they need to deal with developing an open lands program and that the Planning Department may or may not be the home base.

**Dan** said that they have already started working with George to draft the resolution to create the board and hope to get the board chosen before the year's end.

**Karen** said that she has been doing research on costs for administrative support and that the last major element is to figure out where the County planning program should go in the future. She stated that they could deal with land-use planning, grants, building permits, and a variety of public works which they could have consolidated into a comprehensive program. She said that land-use planning could stay separate so that they would still need those elements to come into the County and be coordinated. She stated that cities and counties could work together to pull some resources. She said she does not know if the commissioners and the current

Hamilton City officials have necessarily seen eye to eye, but that it does not mean that it should not be explored. She added that something they need to think about is having a long term perspective on things so that they can plan where they want to go. She said that they thought what they would do today is give the Planning Board the opportunity to look through the ideas, do some initial brainstorming, think about how they might tweak it, add to it, and detract from it so that eventually the BCC, Planning Department, and Planning Board can all get on the same page to develop a consolidated work plan.

**Bob** asked if support for the parks board should be separate.

**Karen** replied that they were just talking with the City of Bozeman and that was one of the things they did not get into. She said that they tried to set critical priorities and did not include all the details. She added that the Planning Department has provided assistance to the Parks Board. She said that the draft list of goals does not include everything that they are doing and plan to do. She stated that they definitely want to continue to provide support for projects that they have started, but critical projects need to be identified

**Maura** said that she sees the Parks Board as being relatively important.

**Karen** said that there is clearly a need for some staffing for parks and recreation. She said that the Planning Department has provided them more with planning assistance and recognized that they need even more support, but that they also need a type of nuts and bolts maintenance coordination in the works.

**Bob** said that he is aiming towards a time when they have park staff. He stated that he is not sure whether that would be a part of the Planning Department or separate. He thinks the critical element for this next year is to move forward with deciding how to fund the parks program. He said that there are options identified in the growth plan or the master plan and it is going to involve a lot of public involvement to decide what to do. He added that he hopes to continue to get support from the Planning Board with that.

**Ben** said that maybe they could take a couple minutes to determine how the election impacts all of this. He stated that the emergency two for one interim zoning measure passed and from what he could tell it is automatically adopted, so he wanted to confirm that it will put all subdivisions on hold which have parcels smaller than two acres.

**Karen** replied that it puts all residential subdivisions in limbo that do not meet the one per two acre minimum density. She said there are about twenty subdivisions that are still active.

**Ben** said that it does not affect any with final plat approval and asked if it affects those with preliminary plat approval.

**Karen** stated that the petition reads that it is for any subdivision that has not yet had a preliminary plat decision.

**Ben** asked if that will stay in effect for one year or until countywide zoning is adopted at some level.

**Karen** said it depends on whether you go by what the statute says has to be done or if you go by what the petition says has to be done. She stated that the petition says that you have to put some kind of permanent zoning in place and the statute says that you can do studies regarding the emergency and implement nothing, one, or more things if you decide that there is not an emergency. She said that to address the emergency you could do the study and say yes we think there is an emergency and the way to address it is to amend our Growth Policy which is an allowable action under the statute. She added that one of the questions being posted to George is what would relieve the interim zoning.

**Ben** asked if they are operating under the statute or the petition and said that the petition was approved.

**Karen** said that they are operating under both the petition and the statute and that the petition was approved but it cites the statute.

**Ben** asked if the open lands bond requires the assignment of a board.

**Karen** replied that there are preliminary items, such as developing a board, developing an application process, developing review criteria, and other preliminary things that need to be developed before applications can be accepted.

**Dan** asked if the Open Lands Board would accomplish those preliminary things.

**Karen** replied that it would be the advisory board.

**Dan** asked if it is specified in the petition in terms of how that would be imposed.

**Karen** said that it provides some general guidance.

**Dan** said that the ballot language says that a board would be appointed and that it does not specify the board or the number.

**Karen** said that the Commissioners need to adopt a resolution to determine the number and the composition.

**Dan** said that the Right to Farm and Ranch Board on Monday night drafted a recommendation regarding the Open Lands Board to send to the Commissioners.

**Ben** asked if they also have to appoint some kind of a board for the zoning.

**Karen** replied that they need to appoint a board of adjustments which would review variances.

**Ben** asked if the big box thing went away for three years based on state law.

**Tori** asked as soon as the countywide zoning is implemented if that would include something along those lines.

**Karen** said she would have to look at zoning statutes to know whether or not there is a time limitation on bringing a previous zoning proposal.

**Ben** asked how big the board of adjustments would be.

**Karen** said that the minimum is a five member board and that they have a very limited judicial type role where they put judgment on variance requests.

**Ben** asked if there was a board other than the board of adjustments.

**Les** replied that there is a zoning commission.

**Karen** said that you do not necessarily have to have a zoning commission and that you can use the Planning Board which is what she would recommend instead of developing new boards. She stated that she has always thought that if the role of the Planning Board moved away from subdivision review and towards planning and zoning that it would be the natural fit. She said that most jurisdictions that have done zoning use their Planning Board.

**Ben** said that based on their previous discussions on subdivision regulations it appears that they are at least tentatively moving in that direction.

**Karen** said that she does not think that they can bother to wait around until that is resolved because that would be half of their year gone under the interim zoning.

**Maura** asked Karen when she was talking about the statute versus petition if that was for the entire County or as different sections get zoned if they have to shuck out the money.

**Karen** said that her opinion which she passed by George and is now waiting for comment on is that they do not have to zone the entire County at once to get rid of the interim zoning. She stated that they can do it a piece at a time, but they would need to do some sort of a study about the overall emergency, look at the County as a whole, and then their area in particular. She said that from her point of view the County could look at zoning areas at a time, groups could bring forward proposals for areas at a time, and private property owners could bring forward proposals and ask the County to respond. She added that they could end up with extremely complicated development proposals which she is pretty sure was not the intent.

**Maura** asked if a private landowner could essentially spring forward their own proposal for however much land.

**Karen** said that the petition zoning for voluntary zoning districts has a baseline minimum of 40 acres so she thinks that would be a solid minimum acreage amount. She stated that she thinks the evaluation that the County would have to make would be both whether the emergency was adequately studied and addressed and whether the zoning proposal addresses the criteria requirements. She added that they would not only need to address normal zoning review criteria, but that they would also have to address the original emergency.

**Ben** asked if there is a real emergency and if the petition defines an emergency.

**Karen** replied that it does and that she would provide him with a copy of the petition.

**Mary Lee** asked if the one per two makes it the emergency.

**Karen** said that there is a question of what their emergency is and their regulation to address the emergency. She said that the one dwelling per two acres is their regulation and that in order to put the regulation into place they need to say what the emergency situation is and why the one dwelling per two acres is warranted.

**Mary Lee** added that to her, it says maybe the Planning Board should not call it an emergency, but they need to be doing something.

**Karen** agreed that there is an urgency to do something and that in order to put interim zoning into place they have to have an urgent matter that the County is facing and their statement of what the urgency is that requires the zoning.

**Ben** asked if this board was to address the question of if there is an emergency and if they defined an emergency if that would help the County, Commissioners, Planning Board, and Planning Department in terms of what they need to do or if it would muddy the water.

**Karen** said that it might give them another thing to address but at this point, because the citizens put this in place regardless of if they identify additional emergencies, they have to figure out what that emergency is and address it.

**Ben** said that they do not have enough staff and resources to develop any kind of countywide density zoning within a year. If the Commissioners say that they will hire three new people along with \$40,000 for a consultant, the County may be able to move past the emergency.

**Karen** said they are at the point where they accept that the citizens have told them that there is an emergency. She stated that they need to figure out what it is, how it needs to be addressed, and what their resources are and start moving there.

**Ben** asked if it was a moot point to try and define what the emergency is.

**Karen** replied that she thinks that they will get to the point of figuring out what their new emergencies are based on this.

**Ben** said that they had a meeting last night with the group from the University and that one of the things they did was give a quick overview of where they are from the Land Use Subcommittee's standpoint. He stated that they have been meeting regularly and thanks to a lot of hard work by Les, they have a draft document that they are trying to review this week.

**Dan** asked if the Planning Board received a copy of it at the revision to subdivision regulations meeting.

**Karen** replied that just the subcommittee received a copy.

**Ben** said that before they disseminated the document further, the Subcommittee wants to go through it line by line to decide whether or not they want to make revisions.

**Les** said it would be proper to make those changes before it goes to the rest of the Planning Board.

**Ben** said that he speculates that it would take at least two weeks to finish their review and implement the changes.

**Les** said that the changes would have to be handled by the Planning Department.

**Ben** said that they are all committed to reviewing the subdivision regulations which is another document that the Land Use Subcommittee said that they would support and that would take some of their time. He stated that they have agreed with John Horwich and his four students that they would start working on a 93 corridor zoning plan document. He asked what they called the document that they are proposing to produce.

**Karen** said that they called it a directional document.

**Ben** said that John Horwich and his students are thinking that they are not going to have a publicly reviewed document by April or May but that they will turn over the document to the Land Use Subcommittee when it is finished.

**Maura** said her preference is that as they work on zoning for different sections of the valley, the Board members who live in those areas should be part of the Land Use Subcommittee.

**Ben** said that their initial pilot model is aimed at the Florence School District. He stated that they want public comment and feedback from the Planning Board and the Commissioners on the model before they try to do the whole County.

**Dan** said that he has been unable to attend the Land Use Subcommittee meetings so Phil has offered to take his place. He stated that he would still try to attend when possible.

**Ben** stated that Maura was interested as well.

**Karen** said that there are five members, and if they have six that would be a quorum, and then they are in the public meeting realm which would require advertisement.

**Ben** said one option is to publicize the Land Use Subcommittee weekly since their meetings are basically at a set time every week and that they are probably two weeks away at a minimum from having a draft document.

**Dan** asked who the five members of the Land Use Subcommittee were.

**Ben** said that the five members are himself, Dale Brown, Dan Huls, Chip Pigman, and Les Rutledge.

**Dan** said that they have been having their meetings in the morning, which does not work for him. He added that he would encourage any of them who can make the meetings to go. He stated that they may want to establish a day of the week for the committee to meet and then advertise it.

**Karen** said that they will probably have to come up with a more comprehensive plan and have more people involved along with additional staff support focused on the Countywide zoning effort that is going to include the density mapping, the Corvallis neighborhood plan effort, the highway corridor effort, the Old Corvallis Road Neighborhood Plan, and water course setbacks. She said that they need to agree that countywide zoning is a priority, figure out what all the elements for countywide zoning need to be, and come up with a work plan.

**Les** noted that on page two of her seven page handout number one on that is to contract with a consultant. He said he feels that they really need some direction and some firm help.

**Karen** said that before they can find a consultant to do the job they need to outline what a consultant would do. She said that they have had some questions brought to the planning staff and the Commissioners from people saying that they want to help and are interested in supporting the planning program. She stated that those people have been individual volunteers, people with funds willing to put some money towards planning. She said that in order for them to tell people where to put their resources or how Ravalli County is going to wrestle with the issues it is currently facing they had to step back and ask what their plan of attack was going to be.

**Tori** said she thinks that as a group they are going to need to rely heavily on the staff to really launch this off the ground. She asked if they could get some meetings with other Counties in Montana that already have things set in place so they could study it as a board for the next two weeks.

**Karen** said that she thinks the initial step is to finalize a work plan. She said that they would then go and do the research and that the people from the Planning Board who are doing the zoning would get into those details while other people may be focused on the subdivision review details.

**Tori** said she would like to create a liaison with the paper and that they should be doing public service. She added that part of that public service would be to educate the people even on basic things such as the definition of cluster development because those are words that come up regularly and everyone has their own view of what they think it is. She stated that she thinks that in partnering with the paper they would maybe start doing something with them on a weekly basis to help make people more aware and that it might help them get more information in the long run which would help them develop a better overall plan.

**Karen** stated that the County Commissioners have been quite active since the passage of the Growth Policy in doing planning related things. She said that people do not realize that they have a lot of building blocks that they can use to move forward.

**Dale** said they have been talking about hiring consultants for \$60,000 a year but that they have consultants on the board right now. He stated that one is related to law, one is fish and wildlife, one is DNRC, and Phil is one of the finest researchers. He added that they are all really sharp people and that what they really need is a secretary to handle their paperwork.



**Ben** said that this is a really big thing in front of them and that they can trust each other to take on various tasks. He said they could define two to four major areas that they need to attack and then establish two to four subcommittees with two or three people on it to tackle those tasks. He said if they can figure out a way to divide the problem up they would stand a better chance.

**Mary Lee** said she thinks that they need to adopt that these are their goals and then they can go back and set up the subcommittees if they want to. She stated that speed is more important and that it puts them further behind if they have more subcommittees. She added that they need to make the first bold move and step out so that other people can come in and help them.

**Maura** said that they could combine the parks and open space committees and combine transportation and safety. She added that these are all things that members of the public could be a part of.

**Renee** said that she heard a goal from Tori about improving the relationship with and education of the public. She asked if the Planning Board was interested in talking about that as one of their planning goals for the future.

**Dan** said he thinks that it is really important to be proactive in that.

**Phil** said that he respectfully disagrees with Dale. He stated that no amount of research could take the place of someone who really knows about zoning. He said that they are a lot of good hard working amateurs but that they would benefit from someone coming in and getting them started down the right path.

**Dale** said that he does not think that there is any real professional that wants or knows how to set up a County like they want this one set up.

**Karen** said that there are a lot of professionals who could guide people through good public processes who have technical backgrounds and who understand a variety of different ways that zoning could be implemented and that it can be adaptable to any situation. She stated that is what they are trained to do and that they can help understand how to administer and enforce it once zoning is adopted. She said that they do not specifically need someone who knows what Ravalli County needs are, but someone who knows enough about technical options for zoning and good public process. She added that developing zoning in rural areas is a unique specialty and she thinks that there are people out there who would provide some good guidance in that matter.

**Bob** said that someone like that could help them focus on what they need to do and to be efficient. He stated that it would be a real benefit.

**Tori** suggested going through the document and shortening it into one that they would be ready to act upon.

**Karen** said that what she was thinking was the Planning Board would give some guidance and feedback with the understanding that these are still preliminary and that the next step is for the Commissioners, Planning Board, and the Planning Department to go to the public with a formal work plan to help get the public involved in the near future. She added that maybe they could not only have the

County establish agreed upon goals but to actually help develop a work plan based upon those goals so that they are ready to go in the new year. She stated that they tentatively looked at November 29<sup>th</sup> and December 13<sup>th</sup> as public meeting options.

**Ben** said that he was struggling with how to move this forward to at least make some tentative decisions today.

**Karen** said they just need to agree that they need to develop countywide zoning and that they need to incorporate those elements. She asked what would be other elements that need to be incorporated and said that they will put in ideas for roles and responsibilities.

**Ben** said that they may modify and add some. He asked if it would help them to go down the set of goals and to talk about each one.

**Dan** asked if it was necessary to discuss each one. He said that they read them all and that he did not think that it was necessary to discuss each one if they were ready to adopt them and if they all agree that this is a road that they want to get one.

**Karen** said that they cannot really take action but that they can tentatively discuss it and that they should go down each one just to double check.

**Dan** said to start at bullet number one, Develop Countywide zoning, with this subset as a minimum.

**Ben** suggested addressing sustainability under countywide zoning.

**Tori** said that these are current projects that are already in the works.

**Karen** said that it can be expanded and that the Planning Department compiled the list from current projects. She noted that she has heard of other zoning proposals from outside parties.

**Dan** said the Planning Board will need to weigh in on those.

**Karen** stated that she understands that a countywide proposal has come forward from Howard Lyons.

**Bob** asked if this goal meets the requirements of the one per two initiative that just passed.

**Karen** said that they could make that specific. She stated that they could specify that the first primary element of countywide zoning is to address the interim zoning.

**Dan** said that he thinks that would be reasonable.

**Ben** said to add that as a bullet.

**Tori** asked if that would be a separate section because those are current projects.

**Karen** said that she thinks that it could be included in the list and that the citizens put it on the list for them.

**Ben** said that they do not have to be projects so much as sub-goals

**Dan** stated that the order does not necessarily rank them as a priority.

**Karen** added “address interim zoning” to a subset of countywide zoning.

**Bob** said that Maura mentioned parks and with Karen’s staff they have been working towards identifying park needs in more detail. He said that they were using the Hamilton School District as their model. He asked if that is an element that is under way that they want to continue and fold into the countywide land use.

**Karen** said that there are two different possible options here. She stated that one would be county wide land use planning and zoning addressing open space and park land needs. The other option was that it be under its own bullet.

**Ben** said they should put parks under open lands.

**Bob** said that he would favor doing it with separate bullets.

**Karen** said that they should give it a separate bullet and decide later if it needs to be a subset of something else.

**Dan** asked if a parks plan was being worked on.

**Bob** said yes and that it is an effort to define the parks and recreation needs.

**Karen** stated that the Planning Department has been providing some technical assistance to the Parks Board.

**Dan** asked if the Planning Board needs to be interacting with the Parks Board.

**Karen** said general planning goals are needed and that it may involve the open lands program and the Planning Board having a strong interface with another board.

**Tori** asked if the trails program goes through the Park Board.

**Bob** said yes and that it is going to cover the County.

**Tori** said that she would think that open lands and trails would benefit people.

**Bob** said open lands do not necessarily mean that they are available to the public.

**Maura** said that she would like to work with Bob on parks.

**Bob** said that she was welcome and that he did not think that they were going to do a recreational facilities master plan.

**Tori** asked him if he thought it would be a future thing to work on.

**Bob** said yes and that they have a countywide master plan. He stated that a recreation facilities master plan is a plan for an individual piece of land and that is

not what they are talking about but that it is an ongoing thing for when they get ready to spend money on the property.

**Karen** said that defining park needs is including that major facilities project. She stated that this is a cross over category that could be incorporated into the Planning Department as a subset of that department or it could end up as a separate department. She said that it is part of an overall plan for the County and that the Park Board should definitely weigh in.

**Bob** said that the trails and the park use should fold into countywide zoning.

**Ben** asked if that parks plan should include the interface between the countywide parks and the local park district and who is responsible for plowing the snow off the trails or who is responsible for paying for the lights in Florence or Victor.

**Bob** said he thinks that at this level it fits into a countywide master plan for parks.

**Karen** said that she is putting it in a separate bullet out of the countywide zoning.

**Ben** asked if they are opposed to addressing sustainability.

**Dan** said that the problem with the term is it is a concept. He asked how you take a concept and turn it into a regulation.

**Ben** said that when they do a zoning plan he is encouraging them to look at the concept of sustainability and figure out where it is appropriate to put it.

**Maura** asked if it is not addressed in the definition of zoning.

**Karen** said that they do not necessarily have to use sustainability as the baseline for zoning and that they could zone to accommodate any number of people. She stated that they would have to set up that one of their baseline assumptions for developing their zoning is that they are going to accommodate x number of people over x numbers of years.

**Maura** asked about overcrowding the land.

**Karen** said they could look at it from a regional perspective or a local perspective.

**Tori** stated that a professional can help.

**Ben** said that they should have a sub-item that addresses sustainability.

**Les** stated that places such as Colorado and Phoenix have uncontrollable growth where the area cannot sustain it. He added that is why zoning is so important and why the Board of Adjustments has controlling influences as to when district boundaries can legitimately be changed. He stated that if they have a big water issue identified in the County then that is the firm basis for denying a change in the district boundaries or the density.

**Phil** asked when they come up with the zoning regulations if there was a sub-legal test called the Lowe's test.

**Karen** said that there was a Lowe's test.

**Phil** said he appreciates what Dan is saying and that he agrees with sustainability regarding the issue here, but that they have to have a specific basis.

**Karen** stated that the concept of sustainability fits in with the Lowe's test and that overcrowding of the land is part of the Lowe's test. She said that what that refers to is a set of criteria used to evaluate zoning proposals that were based on a court case in Missoula that are now written into the law.

**Maura** said she thinks they should pursue hiring a consultant based on sustainability and public process factors.

**Les** said that the zoning document contains eleven of the Lowe's test items. He stated that those tests can already be applied depending upon how that document is revised. He added that sustainability is certainly a part of the constitutional base which is based upon twelve items.

**Karen** said the question is do they go so far as to say in the next five years this is what this area can handle and that is what they are going to allow to be zoned or do they go broader than that.

**Ben** stated that he feels strongly that they should have it as a goal. He said he thinks that they should figure out what is sustainable as a goal and how to keep growth from exceeding that.

**Tori** said how about sustainability based on scientific findings.

**Ben** said how about sustainability objectives or established sustainability guidelines.

**Bob** said that for him it does not fit there and that it fits under develop long range goals, strategic plans, and sustainability.

**Ben** said that in a way it is similar to water course setbacks in that when they do their zoning they do not want to totally ignore the fact that there are wetlands out there and that they want to protect them.

**Dale** stated that Florence is not an incorporated town and that it does not have city sewer. He said when they zone that area at this time the sustainability factor there is critical.

**Karen** asked if it was okay to add in address interim zoning, establish sustainability objectives, and provide for quality public opportunities as part of the countywide zoning effort.

**Dan** said that would be good.

**Ben** stated that they should move on to modernize subdivision regulations.

**Les** said that this section is not high priority because they have the problem right now of getting the current proposed revisions adopted.

**Karen** asked them to think about it as the planning program as a whole which includes not just the Planning Board but the Planning Department and the Commissioners. The other thing she asked them to think about were the inadequacies in the current Subdivision Regulations, such as cluster development standards, PUDs, and urban design standards for areas around existing developed areas. She said that without updates to incorporate best practices they will struggle with those as they try to deal with appropriate development.

**Ben** said assuming that this is guidance to the Commissioners and to the County as opposed to just the Planning Board he would propose to add a bullet that addresses building in the urban interface because of the climate change they are experiencing and the danger of severe fires in this valley.

**Karen** said that she thinks that they could add items such as whole sub-set under the design and development standards that would include the urban interface, rural cluster development, urban plan unit development, and high rise standards. She added that there are some specific requirements that are likely to come forward in legislation regarding development in the urban interface that are coming from DNRC.

**Bob** said that he feels the Subdivision Regulations should be modernized before the floodgates open again.

**Karen** guessed that it is not possible.

**Ben** said that he still thinks that their subdivision regulations for parks and cash-in-lieu of parkland are still seriously broken.

**Karen** said that the biggest problem is state laws.

**Bob** said that the Park Board is looking at other ways that they might fund public recreation.

**Dan** stated that in his opinion the modernized subdivision regulations should be on a parallel track with the zoning.

**Karen** said that hopefully it will work hand in hand and with the open lands program. She stated that things like cluster development should move forward with an open lands program. She added that it is a beautiful thing when you have an incentive program and a regulatory program working hand in hand to promote good public policy goals.

**Ben** said that he thought that all of Karen's major bullets were parallel. He asked if that was the way she intended it.

**Karen** stated that they did not establish one over the other but that they said that they thought those were the highpoints.

**Dan** said that project review is a requirement.

**Phil** asked about impact fees.

**Karen** said they are limited on what they can use impact fees for and so, it did not make the list. She added that they are a sideline option until they have better options out there or the County has better public facilities to build on.

**Phil** asked if the County impact fees are different than the City impact fees in terms of what they can or cannot be imposed on.

**Karen** said they are the same but that counties have a lot less resources to work with so they are usually way behind cities. She stated that cities have a lot more money to invest in infrastructure. She said that their problem is catching up and not expansion.

**Phil** said that one of the areas targeted for expansion is public safety, fire, and the police. He stated that he assumes they can extend the county as well and that he is surprised that nothing has been moving in that direction.

**Karen** said that when they did the preliminary study they said yes to public facilities particularly detention facilities. She stated that for now they have said no to other public safety and law enforcement things because the Sheriff would spend most of his money on things such as cars, which do not qualify. She said that fire districts have other opportunities to raise funds and that impact fees may be an option they want to consider. She stated that the County Commissioners have left it up to fire districts to determine whether they want to pursue those but that they do have other ways to raise money through their tax and jurisdiction.

**Dan** asked if they needed to do anything with project review.

**Karen** stated that the key for the Planning Board is going to be developing procedures.

**Dan** said that he cannot come up with a workable solution as to how to weigh in or provide the Commissioners with their input.

**Karen** stated that they need to get a subcommittee together to do some brainstorming.

**Dan** said they need a subdivision review subcommittee.

**Ben** asked if they should add a bullet that says establish a Planning Board subcommittee.

**Karen** stated that they have developed a procedure for Planning Board involvement in subdivision review as a subset and how it is done.

**Tori** asked if they could all make a point in the next two weeks to really think about how they can address it specifically and that maybe at their next meeting they can hammer out some specifics.

**Dan** said that he would like to see some proposed ideas on paper or through email that they can start tweaking.

**Ben** stated that they are a volunteer board and that a lot of people have real jobs. He added that trying to do too many things gets nothing done.

**Dan** said that he was certainly willing to do it if he could have a few volunteers. He stated that Mary Lee, Tori, and Bob were willing to volunteer.

**Karen** said that they were moving on to the floodplain management program.

**Dan** stated that it affects everything that they are looking at as far as the zoning but not as far as their evaluation goes.

**Karen** said that the reason that they have it here is that it has to be part of the overall planning program. She stated this is back to the idea that what they are thinking is that the Planning Board, Planning Department, and the Commissioners are developing an overall planning program and that different parts of them will have different active roles.

**Ben** said that he would propose having a subcommittee of two or three people on the Planning Board that can focus on that track who can keep them informed.

**Phil** asked what if they had a liaison.

**Tori** said that they have some good resources right now through the people that are working on the 93 corridor. She asked if that was the specialty of one of the people who spoke last night.

**Ben** said yes it is but that he did not know if they should pull him off to do something here.

**Karen** said this is our regulatory management program and that essentially it is a liaison between the Planning Board, our floodplain manager, and our planning director.

**Tori** asked if that ties in with Theresa, DNRC, and the implementation of regulations.

**Karen** said that it does but that the floodplain manager's house is the Planning Department and that is the staff person who coordinates it. She added that she connects with the Board of Health, Theresa, and DNRC.

**Tori** said that to update and modernize the regulations, Laura should come to the Planning Board to do a presentation of what needs to be done.

**Karen** stated that in the future the board may choose to have a more active role or a less active role. She added that they think that it is an important part of the overall planning program and a required component.

**Ben** stated that there is no specific person assigned to it and asked if there was anyone who feels that they have any expertise in that.

**Maura** said that she would recommend that somebody on the Land Use Subcommittee should do it.



**Karen** stated that they can also choose to decide how they want to develop this into a work plan that the Planning Board and Planning Department have a role in. She said that they can put those ideas that they may want a subcommittee or a liaison out there and then just think about it for a while.

**Ben** asked when she expects the competing proposals for water course setbacks to come to some decision point.

**Karen** said she understands that at least one group is working on developing a draft proposal by the end of the calendar year. She said that people from early on including Chris Clancy have reconvened to say that they have ideas based on some other proposals that have been developed. She added that she thought that their proposal was supposed to be done by the end of the year as well.

**Dan** said that he does not know that it is going forward at a very rapid pace.

**Karen** said that as they get into the countywide zoning program, it would be an ideal place to get the Planning Board and Planning Department to liaison better with all the people who are doing other things.

**Ben** said it was fine with him if they left that bullet there.

**Karen** stated that she housed the open lands program in the bigger planning program because she was afraid that it would get lost in the fray.

**Dan** said that the Right to Farm and Ranch Board will continue to push really hard to make sure that this gets going. He stated that if the Commissioners adopt their proposed board makeup they will be asking for a volunteer from the Planning Board.

**Karen** said that the bond has funding resources available for administrative support.

**Tori** said that she proposes that they adopt these planning goals as motions for the immediate future.

**Maura** said that she seconds it.

**Karen** asked if that could be an informal adoption for consideration and not formal adoption.

**Dan** said however it best suits her.

**Karen** said that this would be an item of significant public interest and they want the public to feel involved.

**Tori** stated that this is something that they can have as a group that they can work towards educating the public with.

**Bob** asked why they do not put draft in the wording.

**Phil** said that they put that thing in there about educating the public about subdivisions and that they should actually be educated about everything.

**Karen** said that she added one that Renee had pointed out in which Tori had added a potential goal about developing a relationship between the planning program and the public.

**Dan** said that the motion has been amended somewhat by Tori's proposal. The board voted unanimously in favor.

**Karen** asked if the Planning Board would agree to hold public meetings on November 29<sup>th</sup> and December 13<sup>th</sup> to actually work through the goals and to move towards developing a work program in the public realm with the Commissioners and the department.

**Dan** said he thinks that it would work fine.

**Ben** asked how big their workload over the next six weeks or so will be for subdivisions considering the subdivision proposals that are still active and more than two acres.

**Renee** replied that it is going to be heavy.

**Karen** asked how many subdivisions were close to being deemed sufficient.

**Renee** said that they had hardly any.

**Karen** stated that they have to get through the new deficiency process.

**Dan** asked if the Planning Board was off the hook for reviewing subdivisions yet.

**Karen** said yes and that their work load will be lighter.

**Ben** asked if they have a couple meetings for public comment if they will not be dealing with a lot of subdivisions.

**Dan** replied no and that they are no longer the subdivision review board

**Tori** asked Karen if she would email this to them so that they can start working on it and then send them something later in paper.

**Karen** said yes and that the next question is if they agree that the next two meetings on the 29<sup>th</sup> and 13<sup>th</sup> need to be night meetings for public involvement and if the Planning Board would like to help suggest ways to encourage public involvement.

**Tori** said that maybe one thing they could do is have one person be the liaison for the group in an effort to try to partner with the papers to start getting this education program out.

**Dan** said maybe they could get the paper to commit to writing a weekly series.

**Ben** stated that he suggests having a luncheon meeting with a group of newspaper reporters to ask them how they can make their relationship better.

**Karen** said they can start by going through this draft document with them.

**Tori** stated that maybe they would have some great ideas for how to get it out.

**Karen** said that maybe they should just start with trying to get these two meetings publicized, their ideas publicized, and figuring out the long term plan for that.

**Bob** asked if they have tried to get stuff in the Missoulian. He said that they seemed to have taken interest in this.

**Renee** stated that they actually have a new Bitterroot reporter.

**Tori** asked if they need to run it by the Commissioners.

**Karen** said that one possibility might be a Commissioner, a Planning Board member, and a Planning Department staff member meeting together with the newspapers.

**Ben** asked which Commissioner she thought would do it.

**Karen** said one that they choose and agree to. She added that it would probably be Greg because he will be the Chairperson until the New Year.

**Mary Lee** said that an informal get together might keep it a loose meeting.

**Dan** stated that he would make some calls to a couple of reporters that he has relationships with. He said he would see if they might be interested in a biweekly story and inform them that this process is going on and that they may get some really good stories that come out of this.

**Karen** said that she thinks that would be a great approach and that ultimately they do need to get their government reporter more actively involved and engaged.

**Maura** said that she thinks that it is very important to have as many newspapers as possible covering some of the potential changes.

**Bob** said that he will not be here for the November 20<sup>th</sup> meeting but that he would like to comment on the draft. He asked if the new draft was available.

**Karen** stated that she would have it done by the end of the working day tomorrow so people could come in and pick it up.

**Karen** asked if anyone had preferences regarding venue for the November 29<sup>th</sup> and December 13<sup>th</sup> meetings.

**Dan** said he thought the Commissioner's meeting room would be fine and that he does not think they will get overwhelmed until it is time for adoption.

**Karen** said that with adopting goals and a work plan she does not anticipate getting a lot of involvement. She added that the public has said they want things happening so they want to at least encourage them to be involved.

5. **Close Public Meeting**

6. **Communications from Staff**

There were none.

7. **Communications from Public**

There were none.

8. **Communications from Board**

There were none.

9. **New Business**

There was none.

10. **Old Business**

There was none.

11. **Special Meeting:** November 20, 2006 at 10:00 a.m.

(A) A Continuation of the Joint Public Hearing Regarding Regulation Revisions

15. **Next Regularly Scheduled Meeting:** December 13, 2006 at 7:00 p.m.

TBA

16. **Adjournment**

**Dan** adjourned the meeting at 5:24 p.m.